



Miami-Dade County Public Schools

giving our students the world

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May 15, 2003

RECEIVED
JUN 03 2003

DEPT. OF PLANNING & ZONING
ZONING EVALUATION SECTION
BY *[Signature]*

**Superintendent
of Schools**

Merrett R. Stierheim

Ms. Ruth Ellis Myers, Acting Supervisor
Miami-Dade County
Department of Planning and Zoning
Zoning Evaluation Section
111 NW 1 Street, Suite 1110
Miami, Florida 33128

Re: Genet Family Ltd. Partnerships No. 1 & 2 - Application No. 02-255 (CC05)
South of NW 186 Street and West of NW 87 Avenue
REVISED

Dear Ms. Myers:

Pursuant to the state-mandated and School Board approved Interlocal Agreement, local government, the development community and the School Board are to collaborate on the options to address the impact of proposed residential development on public schools where the proposed development would result in an increase in the schools' FISH capacity utilization (permanent and relocatable), in excess of 115%. This figure is to be considered only as a review threshold and shall not be construed to obligate the governing agency to deny a development.

Attached please find the School District's review analysis of potential impact generated by the above referenced application. Please note that two school facilities meet the referenced review threshold. The proposed residential development will impact Lawton Chiles Middle School and American Senior High School currently operating at 127% and 137% of FISH capacity utilization, respectively. However, utilizing the County's Census 2000 figures, the proposed residential development will increase the FISH capacity utilization of Lawton Chiles Middle School and American Senior High School to 128% and 138%, respectively (please see attached analysis).

Pursuant to the Interlocal, the District met with the applicant's legal counsel on May 2, 2003, to discuss the impact of the proposed development on public schools. The District is grateful that the applicant took the time to meet with School District to discuss possible options that may accommodate new students generated by the proposed application. The School District will advise the County in writing in the event the applicant and the School District formalize a mitigation option to address school issues. Please be advised that any options proffered are subject to School Board approval.

Ms. Ruth Ellis Myers
May 15, 2003
Page Two

Please note that SS "JJJ" (Barbara Goleman Sr. Relief) is currently funded in the facilities five-year work program for site acquisition, and for school construction next fiscal year. Furthermore, although two middle schools (SS "MM1" and SS "NN1") and two elementary schools (SS "U1" and SS "V1") have been funded in the five-year work program for site acquisition in FY 02 and FY 03, respectively, construction funds have not yet been appropriated. Although it is possible that these schools would serve all or a portion of this general area, the attendance boundaries have not been established; as such, assurances cannot be provided by the School District that the proposed schools would help to alleviate the impacts of the proposed development.

Also, attached is a list of approved Charter School Facilities countywide, which may provide relief to the area of impact, as well as a report depicting previously approved applications in the area.

Additionally, pursuant to Miami-Dade County's Educational Facilities Impact Fee Ordinance the proposed development, if approved, will be required to pay educational facilities impact fees (impact fees) based on the following formula:

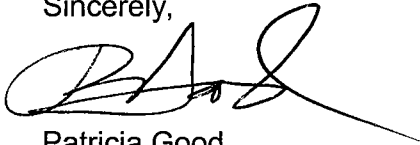
New residential unit square footage X .90 (Square Footage Fee) + \$600.00 (Base Fee) + 2% administrative fee = Educational Facilities Impact fee

As an example, assuming the proposed unit is 2,000 square feet, the 73-unit development is estimated to generate approximately \$178,704 (\$2,448 per unit) in impact fees. This figure may vary since the impact fees assessed are based on the actual square footage of each dwelling unit.

In accordance with the Agreement, this letter and attached information should not be construed as commentary on the merits of the pending zoning application. Rather it is an attempt to provide relevant information to the Community Council on public schools that will likely serve the proposed development and meet the referenced threshold.

As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Patricia Good
Coordinator III

PG:am
L-1173
Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Mr. Ivan Rodriguez
Ms. Vivian Villaamil
Mr. Juan Mayol

REVISED AS OF MAY 15, 2003
SCHOOL IMPACT REVIEW ANALYSIS
(As per proffered covenant provided 2/26/03)

APPLICATION: No. 02-255, Genet Family Ltd. Partnerships No. 1 & 2 (CC05)

REQUEST: Zoning change from AU to RU-3M

ACRES: 13.97± acres

LOCATION: South of NW 186 Street and West of NW 87 Avenue

**NUMBER OF
UNITS:** 73 units

**ESTIMATED
STUDENT
POPULATION:** 40 students**

ELEMENTARY: 18

MIDDLE: 10

SENIOR: 12

SCHOOLS SERVING AREA OF APPLICATION:

ELEMENTARY: Palm Springs North Elementary - 17615 NW 82 Ave.*

MIDDLE: Lawton Chiles Middle - 8190 NW 197 St.

SENIOR HIGH: American Senior - 18350 NW 67 Ave.

* School is capped, students are attending Lake Stevens Elementary.

** Based on Census 2000 information provided by the Miami-Dade County Department of Planning and Zoning.

The following population and facility capacity data are as reported by the Office of Information Technology, as of October, 2002:

	STUDENT POPULATION	FISH DESIGN CAPACITY PERMANENT	% UTILIZATION FISH DESIGN CAPACITY PERMANENT	NUMBER OF PORTABLE STUDENT STATIONS	% UTILIZATION FISH DESIGN CAPACITY PERMANENT AND RELOCATABLE
Palm Springs N Elem. <small>Includes PLC "X"</small>	1443/ 1461*	894	161%/ 163%*	446	108%/ 109%*
Lawton Chiles Middle	2039/ 2049*	1173	174%/ 175%*	429	127%/ 128%*
American Sr.	2848/ 2860*	1950	146%/ 147%*	128	137%/ 138%*

*includes proposed development

Pursuant to the Interlocal Agreement, please note that the elementary school does not meet the review threshold.

ADDITIONAL SCHOOL INFORMATION: The following information was provided by school site personnel or other data sources in October 2002:

Palm Springs North Elementary:

Access to computers:	In each classroom, in special computer labs and in Media Center
Capital Improvements in the past school year:	None
Recognition for Academic Achievement:	None
Special Programs:	After-school care and Community and Enrichment classes
Lunch schedule:	Begins at 10:00 a.m.
Non-instructional space utilized for instructional purposes:	Cafeteria
Teachers required to float/travel:	Spanish, ESOL, Art and Music

Lawton Chiles Middle:

Access to computers:	In each classroom, special computer labs and media center
Capital Improvements in the past school year:	Classrooms and Portables added
Recognition for Academic Achievement:	None
Special Programs:	Vocational and Enrichment Classes
Lunch schedule:	Begins at 11:00 a.m.
Non-instructional space utilized for instructional purposes:	None
Teachers required to float/travel:	None

American Senior:

Access to computers:	In special computer labs and Media Center
Capital Improvements in the past school year:	Classrooms
Recognition for Academic Achievement:	None
Special Programs:	Vocational, Enrichment and Community classes
Lunch schedule:	Begins at 10:40 a.m.
Non-instructional space utilized for instructional purposes:	Cafeteria
Teachers required to float/travel:	English, Science, Foreign Language, ESE, Health, Social Studies and Driver's Ed.

PLANNED RELIEF SCHOOLS IN THE AREA (information as of April 2003):

<u>School</u>	<u>Status</u>	<u>Occupancy Date</u>
State School "JJJ"	Site Acquisition	N/A
State School "MM1"	Site Acquisition	N/A
State School "NN1"	Site Acquisition	N/A
State School "U1"	Site Acquisition	N/A
State School "V1"	Site Acquisition	N/A

OPERATING COSTS: According to Financial Affairs, the average cost for K-12 grade students amounts to \$5,833 per student. The total annual operating cost for additional students residing in this development, if approved, would total \$233,320.

CAPITAL COSTS: Based on the State's April-2003 student station cost factors*, capital costs for the estimated additional students to be generated by the proposed development are:

ELEMENTARY	18 x	\$ 13,185	=	\$ 237,330
MIDDLE	10 x	\$ 15,118	=	\$ 151,180
SENIOR	12 x	\$ 20,005	=	\$ 240,060

Total Potential Capital Cost	\$ 628,570
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* Based on Information provided by the Florida Department of Education, Office of Educational Facilities Budgeting. Cost per student station does not include land cost.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC5, CC9, HIALEAH AND MIAMI LAKES (JANUARY '01-MARCH '03)

	Applicant Name & Number	Location Address	Units/Students	Schools	Community Council/ Date	Approved/ Denied/ Comments
1	AUSTIN HOMES, INC. #00-300	NW 87 Ave. and NW 170 St.	17 Units/ 8 Students	PALM SPRINGS N ELEM-4 MIAMI LAKES MID-2 B. GOLEMAN SR-2	CC05 6/28/01	APPROVED
2	CENTURY PRESTIGE #02-078	North of NW 178 St. btwn NW 87 Ave. and I-75	333 Units/ 163 Students	PALM SPRINGS N ELEM-88 LAWTON CHILES MID-39 AMERICAN SR-36	CC05 7/29/2002	APPROVED
3	CHRISTOPHER BRANDON CORP. #01-315	SWC of NW 178 St. and NW 89 Ave.	34 Units/ 17 Students	PALM SPRINGS N ELEM-9 LAWTON CHILES MID-4 AMERICAN SR-4	CC05 12/12/01	APPROVED
4	LUIS AND MARGARITA AGUDO, ET AL #01-010	Btwn NW 77 Ave. and NW 79 Ave. and Btwn NW 197 St. and NW 202	152 Units/ 74 Students	WYCHE ELEM-40 LAWTON CHILES MID-18 AMERICAN SR-16	CC05 10/18/01	APPROVED 2-Acre site contrib. In-lieu-of fees
5	MASCAP DEVELOPMENT, LLC #00-318	NEC of NW 4 St. and NW 117 Ave.	669 Units/ 307 Students	THOMAS ELEM-166 DORAL MID-74 MIAMI SPRINGS SR-67	CC9 7/31/01	APPROVED
6	CENTURY/FERRO INVESTMENT GROUP, LLC #01-339	E of NW 107 Ave. and NW 90 St.	527 Units/ 207 Students	SMITH ELEM-112 DORAL MID-50 MIAMI SPRINGS SR-45	CC09 11/14/02	APPROVED
7	BILTMORE VILLAS CONSTRUCTION, INC. #01-416	SEC of NW 112 Ave. and NW 90 St.	132 Units/ 56 Students	THOMAS ELEM-30 DORAL MID-14 MIAMI SPRINGS SR-12	CC09 2/13/03	APPROVED
8	40-42 WEST APTS., CORP.	40-42 W 26 St.	3 Units/ 1 Students	WALTERS ELEM-1 FILER MID-0 MIAMI SPRINGS SR-0	HIALEAH	APPROVED
9	CAYON FAMILY LIMITED PARTNERSHIP NO. 2	7705 W 36 Ave.	156 Units/ 62 Students	HIALEAH GARDENS ELEM-33 JOSE MARTI MID-15 B. GOLEMAN SR-14	HIALEAH	APPROVED
10	CITY OF HIALEAH	45 W 44 St.	3 Units/ 1 Students	N HIALEAH ELEM-1 FILER MID-0 HIALEAH SR-0	HIALEAH	APPROVED
11	MARIO FERRO SR. & ELENA	E of W 22 Ct. and S of W 68 St.	47 Units/ 17 Students	MILAM ELEMID-9/4 B. GOLEMAN SR-4	HIALEAH	APPROVED
12	TRI-COUNTY ENGINEERING, INC.	3520, 3540 & 3602 Palm Ave.	37 Units/ 13 Students	WALTERS ELEM-7 FILER MID-3 HIALEAH SR-3	HIALEAH	APPROVED
13	DUNNWOODY LAKES DEVELOPMENT	Btwn NW 154 St. and NW 162 St. and W of NW 87 Ave.	509 Units/ 226 Students	PALM SPRINGS N ELEM-122 MIAMI LAKES MID-54 B. GOLEMAN SR-50	MIAMI LAKES 10/9/02	APPROVED \$300,000 O/A
14	PETRVS HOLDINGS, INC., ET AL (CORUM) #01-259	E of NW 97 Ave. and S of NW 146 St. and W of I-75	757 Units/ 303 Students	PALM SPRINGS N ELEM-164 MIAMI LAKES MID-73 B. GOLEMAN SR-66	CC05 9/26/02	WITHDRAWN
15	GENET FAMILY LTD. PARTNERSHIP NO. 1 & 2 #02-255	South of NW 186 St. and W of NW 87 Ave.	136 Units/ 54 Students	PALM SPRINGS N ELEM-29 LAWTON CHILES MID-13 AMERICAN SR-12	CC05 12/12/02	DENIED
16	LANDMARK 107, L.C. ET AL (DORAL TND) #02-111	E of NW 107 Ave. and N of NW 58 St.	1016 Units/ 389 Students	SMITH ELEM-210 DORAL MID-93 MIAMI SPRINGS SR-86	CC09 12/12/02	DENIED

Note: There are fifteen applications that are pending which would generate 1910 students.

PREVIOUSLY APPROVED DEVELOPMENT REPORT
CC5, CC9, HIALEAH AND MIAMI LAKES (JANUARY '01-MARCH '03)

SCHOOLS	STUDENT POPULATION	NUMBER OF STUDENTS PER PROJECT APPROVED	CUMULATIVE TOTAL STUDENT POPULATION	STUDENT STATIONS PERMANENT	RELOCATABLE STATIONS	CUMULATIVE % UTILIZATION INCLUDING RELOCATABLE
HIALEAH GARDENS ELEM	1555	33	1588	1109	23	140%
M. A. MILAM ELEMID	1759	9	1768	1159	141	136%
NORTH HIALEAH ELEM	688	1	689	584	200	88%
JOHN I. SMITH ELEM	1296	112	1408	1094	0	129%
PALM SPRINGS N ELEM	1443	223	1666	894	446	124%
EUGENIA B. THOMAS ELEM	1245	196	1441	1024	221	116%
MAE WALTERS ELEM	893	8	901	731	61	114%
WYCHE ELEM	1223	40	1263	904	0	140%
ELEMENTARY TOTALS	10102	622	10724	7499	1092	125%
LAWTON CHILES MID	2039	61	2100	1173	429	131%
DORAL MID	1238	138	1376	1166	0	118%
HENRY H. FILER MID	1633	3	1636	945	154	149%
JOSE MARTI MID	1815	15	1830	1242	193	128%
MIAMI LAKES MID	1772	56	1828	1158	211	134%
M. A. MILAM ELEMID	1759	4	1763	1159	141	136%
MIDDLE TOTALS	10266	277	10533	6643	1124	132%
AMERICAN SR	2848	56	2904	1950	77	143%
B. GOLEMAN SR	4614	70	4684	2906	563	135%
HIALEAH SR	4057	3	4060	3315	355	111%
MIAMI SPRINGS SR	3827	124	3951	2120	617	144%
SENIOR HIGH TOTALS	15346	253	15599	10291	1612	131%

TOTAL	35704	1152	36856	24633	3832	129%
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CHARTER SCHOOLS

2002-2003

REV. 4-10-03

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
7160	Water Academy High School 7901 NW 103 St. Hialeah Gardens, FL 33016	80	750	1,000	1,000	9-10	I	4
0100	Water Center Charter School 7700 NW 98 St. Hialeah Gardens, FL 33016	1,099	1,000	1,050	1,150	K-8	I	4
0110	North County Charter School 3400 NW 135 St. Miami, FL 33054	293	600	600	600	K-5	I	1
5130	North Dade Community Charter School 13850 NW 26 Ave. Opa-Locka, FL 33054	63	575	600	600	K-5	I	1
5710	Sandor Wiener School of Opportunity 20000 NW 47 Ct. Opa-Locka, FL 33055	6	32	34	36	K-2	I	1
6900	Vankara Academy Charter School 13307-11 Alexandria Dr. Opa-Locka, FL 33054	132	175	225	225	6-8	I	1
6050	Youth Co-Op Charter School 12051 W. Okeechobee Rd. Hialeah Gardens, FL 33018	386	525	525	525	K-8	I	4
6020	ASPIRA Youth Leadership Charter School 13300 Memorial Hwy. North Miami, FL 33161	288	450	450	450	6-9	II	1
0120	Northeast Academy 1750 NE 168 St. N. Miami Beach, FL 33162	416	600	600	600	K-5	II	3
6030	Doral Academy 2450 NW 97 Ave. Miami, FL 33172	1212	2,025	2,025	2,025	K-8	III	5
7020	Doral Academy High School 11100 NW 27 St. Miami, FL 33172	456	1,800	1,800	1,800	9-11	III	5
0400	Ryder Elementary Charter School 8360 NW 33 St. Miami, FL 33122	488	500	500	500	K-5	III	5
6070	ASPIRA Eugenio Maria de Hostos Charter School 3650 N. Miami Ave. Miami, FL 33127	174	190	210	230	6-8	IV	2

Mail Code	Name and Address Of Charter School	Actual Enrollment (10-04-02)	Projected Enrollment			Grade Levels*	ACCESS Center	Voting District
			2003-2004	2004-2005	Maximum			
3600	Downtown Miami Charter School 305 NW 3 Ave. Miami, FL 33128	294	600	600	600	K-5	IV	2
6010	Florida International Academy 7630 Biscayne Blvd. Miami, FL 33138	260	350	350	350	6-8	IV	2
0040	Liberty City Charter School 8700 NW 5 Ave. Miami, FL 33150	257	400	400	400	K-7	IV	2
3100	Water East Charter School 450 SW 4 St. Miami, FL 33130	269	650	800	800	K-5	IV	6
6040	Miami Shores/Barry University Connected Learning Center 11441 NW 2 Ave. Miami Shores, FL 33168	180	200	200	200	6-8	IV	2
0500	Rosa Parks Community School/Overtown 430 NW 9 St. Miami, FL 33136	42	425	500	500	K-6	IV	2
0510	Archimedean Academy 10870 SW 113 Place Miami, FL 33176	80	225	325	500	K-2	V	7
0600	Pinecrest Preparatory Academy 14301 SW 42 St. Miami, FL 33175	548	650	700	700	K-6	V	8
6060	ASPIRA South Youth Leadership Charter School 14112-14114 SW 288 St. Leisure City, FL 33033	160	230	260	260	6-8	VI	9
0070	Coral Reef Montessori Academy 19000 SW 112 Ave. Miami, FL 33157	221	500	500	500	K-7	VI	9
0300	Rosa Parks Charter School/Florida City 713 West Palm Drive Florida City, FL 33034	149	250	300	600	K-7	VI	9
0200	Spiral Tech Elementary Charter School 12400 SW 72 St. Miami, FL 33183	59	160	240	290	K-5	VI	7

• Grade levels for school year 2002-2003

NEW CHARTER SCHOOLS APPROVED TO OPEN FOR THE 2003-2004 SCHOOL YEAR:

(Rev. 3/21/03)

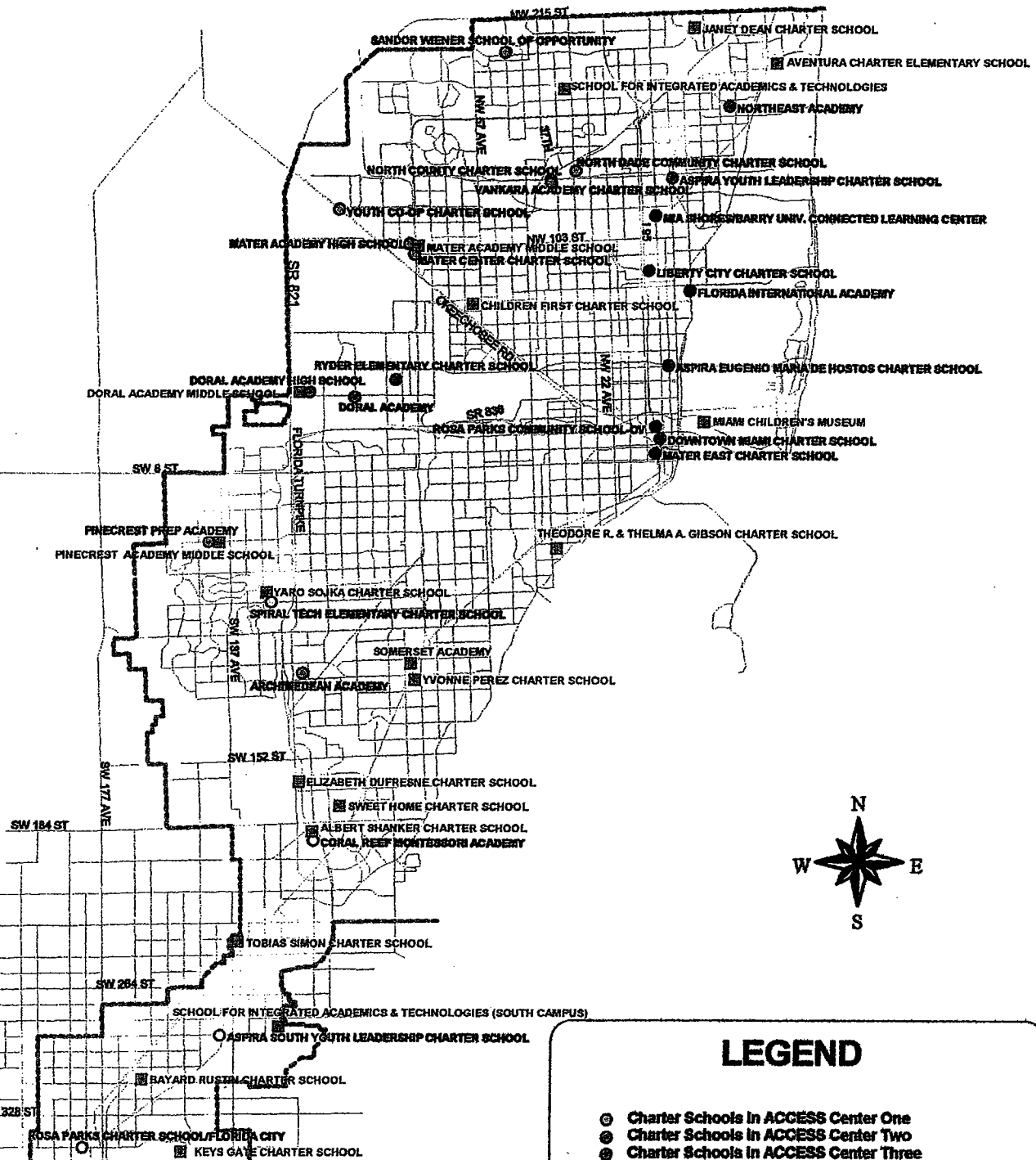
Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Water Academy Middle School 7901 NW 103 Street Hialeah Gardens, FL 33016	700	800	800	6-8	6-8	I
School for Integrated Academics & Technologies (SIATech) (A school for high-risk students) Main: 3050 NW 183 Street Miami, FL 33056	400	600	800	9-10	9-12	I
Aventura Charter Elementary School 3333 NE 188 Street Miami, FL 33180	600	600	600	K-5	K-5	II
Janet Dean Charter School Ives Dairy Rd. between NE 10 & 12 Ave., Miami, FL	1,200	1,200	1,200	K-8	K-8	II
Children First Charter School 590 W. 20 Street Hialeah, FL 33010	150	250	550	K-3	K-5	III
Doral Academy Middle School 2601 NW 112 Avenue Miami, FL 33172	800	800	800	6-8	6-8	III
Theodore R. & Thelma A. Gibson Charter School 3629 Grand Avenue Miami, FL 33133	200	300	600	K-8	K-8	IV
Miami Children's Museum Watson Island Miami, FL	350	350	350	K-5	K-5	IV
Somerset Academy 11011 SW 80 Avenue Miami, FL 33156	600	650	800	K-5	K-8	V
Pinecrest Academy Middle School 14301 SW 42 Street Miami, FL 33175	650	700	800	6-8	6-8	V
Yvonne Perez Charter School SW 112 Street & US1 Miami, FL	1,200	1,200	1,200	K-8	K-8	V
Sweet Home Charter School *17201 SW 103 Avenue Miami, FL	100	775	1,075	Kindergarten	K-8	V

Name and Address Of Charter School	Projected Enrollment			03-04 Grade Level	Max Grade Level	ACCESS Center
	2003-2004	2004-2005	Maximum			
Elizabeth duFresne Charter School SW 117 Ave. & 164 Terrace Miami, FL	1,000	1,000	1,000	K-5	K-5	VI
Yaro Sojka Charter School SW 127 Ave. & 72 Street Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Albert Shanker Charter School SE corner of Turnpike & Quail Roost Dr., Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Bayard Rustin Charter School SW 312 St. & 167 Avenue Homestead, FL	1,600	1,600	1,600	K-8	K-8	VI
Tobias Simon Charter School 24400 SW 137 Avenue Miami, FL	1,200	1,200	1,200	K-8	K-8	VI
Keys Gate Charter School SW 152 Ave. & SE 24 Street Homestead, FL	800	900	900	K-8	K-8	VI

*temporary location for the first year – the permanent location will be at SW 180 Street & 107 Ave.

Applications approved to open in subsequent years			
Applicant	Number of Schools	Maximum Enrollment Capacity	
Chancellor Charter School at Coral Gables	1		750
Coral Gables Community Charter School	1		600
Miami-Dade Charter Foundation	6		5,400
Miami-Dade Charter Schools, Inc.	2		3,200
Miami-Shores Charter High School	1		600
Somerset Academy	8		8,600
Balere Language Academy	1		450
Mater Gardens Academy Elementary School	1		900
Mater Springs Academy Elementary School	1		600
Mater Academy South Charter School	1		900
Mater Gardens Academy Middle School	1		450
Mater Springs Academy Middle School	1		300
Sabal Palm Charter High School (West Hialeah Academy)	1		800
Charter Academy of Excellence	1		600
Total applications: 14	27		24,150

Charter Schools by ACCESS Center



LEGEND

- Charter Schools in ACCESS Center One
- Charter Schools in ACCESS Center Two
- Charter Schools in ACCESS Center Three
- Charter Schools in ACCESS Center Four
- Charter Schools in ACCESS Center Five
- Charter Schools in ACCESS Center Six
- Urban Development Boundary 2005
- Amajor.shp
- New Charter Schools approved to open for the 2003-2004 School Year